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The Regional Municipality of Durham

MINUTES

PLANNING & ECONOMIC DEVELOPMENT COMMITTEE

Tuesday, May 3, 2022

A regular meeting of the Planning & Economic Development Committee was held on Tuesday, May 3, 2022 in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby, Ontario at 9:36 AM. Electronic participation was offered for this meeting.

1. Roll Call

Present: Councillor Ryan, Chair
Councillor Joe Neal, Vice-Chair
Councillor Grant
Councillor Highet
Councillor Kerr
Councillor Lee
Councillor Yamada
Regional Chair Henry
*** all members of Committee participated electronically**

Also

Present: Councillor Ashe
Councillor Barton
Councillor Collier
Councillor Crawford attended for part of the meeting
Councillor Dies
Councillor Drew
Councillor Mulcahy
Councillor John Neal attended for part of the meeting
Councillor Pickles attended for part of the meeting
Councillor Roy attended for part of the meeting
Councillor Smith
Councillor Wotten

Staff

Present: E. Baxter-Trahair, Chief Administrative Officer
B. Bridgeman, Commissioner of Planning and Economic Development
B. Anderson, Principal Planner
S. Baldie Jagpat, Manager, Administrative Services
S. Gill, Director, Economic Development and Tourism
C. Goodchild, Manager, Policy Planning & Special Studies
A. Harras, Regional Clerk/Director of Legislative Services
R. Inacio, Systems Support Specialist, Corporate Services – IT

S. Jibb, Manager, Economic Development, Agriculture and Rural Affairs
J. Kelly, Principal Planner
G. Muller, Director of Planning
G. Pereira, Manager, Transportation Planning
D. Perkins, Planner, attended for part of the meeting
B. Pickard, Manager, Tourism
K. Ryan, Senior Solicitor, Corporate Services – Legal Services
S. Salomone, Manager, Economic Development, Business Development and Investment
J. Severs, Manager, Economic Development, Marketing and Cluster Development
L. Trombino, Manager, Plan Implementation
T. Fraser, Committee Clerk, Corporate Services – Legislative Services
K. Smith, Committee Clerk, Corporate Services – Legislative Services

2. Declarations of Interest

There were no declarations of interest.

3. Adoption of Minutes

Moved by Councillor Kerr, Seconded by Councillor Hight,
(35) That the minutes of the regular Planning & Economic Development Committee meeting held on Tuesday, April 5, 2022, be adopted.
CARRIED

Moved by Regional Chair Henry, Seconded by Councillor Lee,
(36) That the order of the agenda be altered after Item 4.1 to consider Item 6.1 Presentation from Regional Planning staff and consultants related to Report #2022-P-11: Envision Durham – Growth Management Study Land Need Assessment – Staff Recommendations on Land Need Scenarios, prior to Item 5. Delegations.
CARRIED

4. Statutory Public Meetings

- 4.1 Application to Amend the Durham Regional Official Plan, submitted by Malone Given Parsons on behalf of Oland Holdings (Uxbridge) Inc., in association with TACC Developments to permit a soil remediation use in the Township of Uxbridge (2022-P-10)
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The Chair advised that this portion of the Planning & Economic Development Committee meeting constitutes the Statutory Public Information meeting under the Planning Act for a proposed amendment to the Durham Regional Official Plan. He noted that the purpose of the public meeting is to provide the public with information about the proposed amendment and to hear any submissions.

A) Presentation

David Perkins, Planner, Planning Division, provided a presentation outlining the details of Report #2022-P-10 of the Commissioner of Planning and Economic Development. He advised that an application has been submitted by Malone Given Parsons, on behalf of Oland Holdings (Uxbridge) Inc., to permit soil remediation and processing uses, including soil screening, sampling, crushing and treatment within an existing industrial building. The subject site is municipally known as 102 Prouse Road and is located on the north side of Prouse Road, east of York Durham Line (Regional Road 30), in the Township of Uxbridge. He provided an overview of the application and land use policy considerations. He also advised that the application has been circulated to relevant agencies and to date no commenting agencies have expressed concerns with the application. One inquiry has also been received from a Whitchurch-Stouffville Councillor.

The Chair asked if there were any persons in attendance who wished to make a submission or ask any questions.

B) Delegations

1. Don Given, Malone Given Parsons

D. Given, participating electronically, appeared with respect to the application to amend the Durham Regional Official Plan submitted by Oland Holdings (Uxbridge) Inc. Vince Figliomeni, Ahmed Al-Temimi, Robert Johnson, and Jason Cole, were also in attendance for the meeting.

D. Given advised that he is the applicants' agent and was present to answer any questions on Report #2022-P-10. He also advised that a concern has been raised that they have not looked at a natural heritage feature within 120 metres of the site; however the natural heritage feature is not within 120 metres of the site and the hedgerow shown on the attachment to Report #2022-P-10 is 120 metres away from the site. He stated that they will be addressing this further with staff. He also stated that there were no objections from the Toronto and Region Conservation Authority or Lake Simcoe Region Conservation Authority.

C) Report

Moved by Regional Chair Henry, Seconded by Councillor Lee,

(37) A) That Report #2022-P-10 of the Commissioner of Planning and Economic Development be received for information; and

B) That all submissions received be referred to the Planning Division for consideration.

CARRIED

6. Presentations

- 6.1 Brian Bridgeman, Commissioner of Planning and Economic Development, Gary Muller, Director of Planning, and Melanie Hare, Urban Strategies, re: Envision Durham – Growth Management Study Land Need Assessment - Staff Recommendation on Land Need Scenarios (2022-P-11)
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B. Bridgeman provided preliminary comments. G. Muller and M. Hare provided a PowerPoint presentation outlining the details of Report #2022-P-11 of the Commissioner of Planning and Economic Development. Highlights of their presentation included:

- Presentation Outline
- Guiding Principles of the Growth Plan
- Where and How to Grow
- Settlement Area Boundary Expansion
- Regional Strategic Priorities
- Responding to Regional Policy Directions
- Land Needs Assessment
- Growth Management Study
- Approach to the LNA Analysis
- What we Studied and Why
- Growth Target in Durham Region is Aspirational
- Durham Region is Forecast to be the Fastest Growing Region in the GTHA
- Housing Growth in Durham Region is Forecast to More than Double
- The Population of the Future is not the Population of Today
- Housing Preferences in Durham have Changed and Will Continue to do so
- Planning for a Range of Housing
- Addressing Missing Middle and Affordability will be key
- Grade-Related Housing will Continue to Play a Significant Role in the Future
- Durham's Intensification Potential
- Durham's Diversifying Economy
- Greenfield communities have become increasingly compact
- What we have learned: 10 Outcomes
- Alternative Scenarios
- Recommended Employment Area Scenario
- Range of Community Area Scenarios
- Updated Assessment Results
- Recommendations: Community Area Scenario 4
- Recommendation: Community Area Scenario 4
- Recommended Scenarios
- What We Have Heard

Staff responded to questions with respect to the overall housing unit mix in the Region by 2051 if Scenario 4 is adopted; the minimum density required for sustainable transit in a new community; the ability to add additional land to the urban boundary in the future; cost implications for servicing; whether consultation has included First Nations; the impact of Bill 109; whether the Minister will be looking for expansion of urban boundaries to encourage more housing; the request of Clarington Council for the Region to release Clarington specific allocations; the proposed Employment Area density target of 27 jobs per hectare; slide 22 example of Clarington greenfield community; the secondary units category and percentage of secondary units in the Community Area Land Need Scenarios; the potential of Council's decision impacting the housing market; the possibility of higher densities encouraging land banking; the environmental sustainability of Scenarios 2 and 3; how work at home jobs are incorporated; whether projections were calculated pre-COVID; the ability to update projections in the future; and the monitoring of key performance indicators.

The Committee recessed at 11:32 AM and reconvened at 11:48 AM.

Following the recess, the Clerk conducted a roll call and all members of Committee were present.

5. Delegations

5.1 Matthew Cory, Malone Given Parsons, on behalf of BILD (Durham Chapter), re: Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)

Matthew Cory appeared on behalf of BILD Durham Chapter, regarding Report #2022-P-11 of the Commissioner of Planning and Economic Development.

M. Cory advised that BILD has been active throughout the Envision Durham process, and he thanked Regional staff. He also advised that BILD believes that the missing middle needs to be prominent and the main housing type in one of the scenarios. He stated that medium density housing should be the prominent housing form going forward and Durham Region is seeing this in many of the new development applications.

M. Cory requested that the Planning & Economic Development Committee consider giving staff direction to move forward with a much needed affordable middle option, which he proposed as a modified Scenario 2. He stated that the land area required is very similar to the staff proposed Scenario 2 and would include a housing unit mix of new units of 33% low density, 38% medium density and 29% high density. He also stated that this would achieve the Growth Plan target of 50% intensification and would be 57 people and jobs per hectare in designated greenfield areas.

M. Cory further advised that Scenario 4 recommended by staff requires 950 hectares of new community area land which is about two and a half concession lot blocks to be spread over four municipalities. He stated that BILD is concerned this could result in the creation of incomplete communities and not have coherent, comprehensive planning of new growth coming forward. He outlined the benefits of a modified Scenario 2 and housing propensities for Scenarios 2 and 4.

M. Cory concluded by advising that they believe a correction is required to the existing supply of residential units. He explained that the 2021 Census indicates 243,050 occupied private dwellings and Envision Durham relies on 263,000 residential units. He also advised that they believe confirmation of the greenfield supply by residential unit type will assist with this. He requested that a much needed affordable middle scenario be the basis for proceeding with the remainder of Envision Durham.

M. Cory responded to questions of the Committee.

5.2 Despina Melohe, Whitby resident, re: Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)

Despina Melohe, participating electronically, appeared regarding Report #2022-P-11 of the Commissioner of Planning and Economic Development.

D. Melohe stated that as 50% of the world's population lives in urban areas, climate solutions have to come from cities. She requested that the Planning & Economic Development Committee endorse a modified Scenario 5, with zero-urban boundary expansion and no new lands dedicated for employment; make public the financial costs of each scenario to the taxpayer; make public the financial costs of climate change mitigation associated with each scenario; and delay the final decision until after the provincial election.

D. Melohe also stated that we have to recognize that our climate systems are out of balance and that we've brought ourselves and our planet to the brink of extinction through a car centric model of land use. She further stated that as stewards of 40% of the Class 1 farmland in Canada, we cannot afford to squander even one hectare. She also stated that by embracing the idea of the commons we must envision a transformation of our urban and rural areas into complete communities, and we must see our urban spaces as part of nature, not separate from it.

D. Melohe further stated that in addition to the health and social benefits to walkable cities, there are also economic benefits. She stated that walkable environments boost prosperity, generates wealth, encourages investments in cities and towns, increases land and property values, and reduces motor vehicle and road costs, and she provided examples from other cities.

D. Melohe concluded by urging the Planning & Economic Development Committee to share best practices and to endorse a zero urban boundary expansion movement not just in Durham Region but across the Province.

D. Melohe responded to questions of the Committee.

5.3 Robert Brown, Uxbridge resident, re: Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)

Robert Brown, participating electronically, appeared regarding Report #2022-P-11 of the Commissioner of Planning and Economic Development.

R. Brown advised that the time has come to enact a development plan that starts to counteract the environmental, economic, and social costs brought to bare on our communities after decades of subsidizing unsustainable urban sprawl. He stated that between the Community Area Scenarios the Planning & Economic Development Committee has been presented with a scale that measures land need but also implicitly contains a commitment to differing versions of environmental, economic, and social impacts. He also stated that if Committee members are not supporting Scenario 5 today, then they are not making a strong commitment to fight the climate crisis; are voting for a series of tax levies to subsidize development and the real cost associated with urban sprawl; and become an advocate for the further marginalization of the poor and precarious. He further stated that there are various reasons why the Township of Uxbridge has not supported one scenario over another, but one that stands out in his mind is the Township of Uxbridge has been excluded from the Envision Durham process because they cannot afford to pay their planner to engage in the process in any substantial way.

R. Brown concluded by stating that if Committee members are not advocating for Scenario 5, they are worsening the effects of climate change, and if they are not voting to boost Scenario 5, they are voting against debt relief. He added if Committee members are not voting to support Scenario 5, they are furthering the marginalization of the poor and precarious.

R. Brown responded to questions of the Committee.

5.4 Mark Flowers, Davies Howe LLP, and Steve Schaefer, SCS Consulting Group Ltd., on behalf of North East Pickering Landowners Group, re: Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)

Mark Flowers and Steve Schaefer, participating electronically, appeared on behalf of the North East Pickering Landowners Group, regarding Report #2022-P-11 of the Commissioner of Planning and Economic Development. The North East Pickering Landowners Group includes Dorsay Development Corp.; Tribute Communities; Trinison Management Corp.; Coughlan Homes; 2750 Hwy 7 Inc.; The Brown Group; and Armland Group.

M. Flowers advised that the North East Pickering Landowners Group supports the BILD position that the Region should be planning to accommodate an additional 2,500 hectares of Community Area land, through a modified Scenario 2. He stated that the Northeast Pickering lands are an ideal location for a settlement boundary expansion. He also advised that the North East Pickering Landowners Group has submitted a request for a settlement area boundary expansion of approximately 1,000 hectares of Living Area and approximately 250 hectares of Employment Area. He also noted that Northeast Pickering has been identified as an area to accommodate future growth since 2006 and has twice been endorsed by Regional Council as a settlement expansion area. He added that Regional Official Plan Policy 7.3.11 p) recognizes the potential for an urban area expansion in Northeast Pickering, subject to two additional considerations.

M. Flowers further advised that the City of Pickering has already initiated the process for developing a Community Plan for the Northeast Pickering lands and the Regional Official Plan Policy requirement for the preparation and completion of the East Duffin and Carruthers Creek Watershed Plans, has already been satisfied. He also stated that there is significant misinformation circulating about the impact of development of the Northeast Pickering lands on the watershed and he noted that the Toronto and Region Conservation Authority has clarified on its website that the Carruthers Creek Watershed Plan does not state that development in the upper reaches of the watershed should not proceed.

S. Schaefer provided an overview of the studies that have already been completed regarding potential downstream impacts of developing the Northeast Pickering lands. He advised that the Town of Ajax completed a Class Environmental Assessment in 2013, which recommended various mitigation solutions, and he stated that to date none of the recommendations have been implemented. He also advised that the current Carruthers Creek Watershed Study modelled a theoretical “developed” scenario in Northeast Pickering with no storm water management controls and the Toronto and Region Conservation Authority (TRCA) identified that the next step is to complete a mitigated analysis to reflect the required storm water management controls within Northeast Pickering to avoid any impacts to downstream areas. He further advised that SCS Consulting Group has taken the next step and built on the TRCA scenario by adding typical storm water management controls. He stated that their analysis concluded that using on-site controls, the downstream flood level will not be impacted. He also stated that two prominent engineers have peer reviewed and confirmed the conclusions of the SCS Consulting Group. He advised that any new development will be required to complete a comprehensive Master Environmental Servicing Plan (MESP) to ensure that the interconnected matters of stormwater management, natural hazards and natural heritage are adequately addressed. He noted that the final approved MESP will have mitigation measures for implementation that result in no impact downstream.

M. Flowers and S. Schaefer responded to questions of the Committee.

5.5 David Crombie, former Mayor of Toronto, former MP, and former Chair of the Greenbelt Council, re: Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)

David Crombie, participating electronically, appeared on behalf of Friends of the Golden Horseshoe, regarding Report #2022-P-11 of the Commissioner of Planning and Economic Development.

D. Crombie advised that the Greater Golden Horseshoe is the fastest growing region in North America; is 70% of the population of Ontario; two-thirds of the province's economic activity; and has over 40% of the best agricultural land in the province. He stated that from now until 2051, the population will grow from 7 million to 14 million.

D. Crombie also advised that this historic growth will offer many opportunities and challenges. He stated that the first challenge is saying no to urban sprawl. He also stated that urban sprawl is the old way of accommodating growth; is more costly than we can afford to bear; has gobbled up a vast area of our farmland; cuts through swaths of our natural environment and natural heritage; has become the most expensive way to develop and maintain urban community goods and services; and has failed to meet the challenge of affordable housing for most people. He further stated that the second challenge is building affordable housing and the third challenge is that our local government institutions like municipal governments and conservation authorities have been under attack from the Provincial government.

D. Crombie concluded by advising that they urge Durham Regional Council to say yes to the vision of the direction that is offered by Envision Durham; to say no to urban sprawl; to say yes to growing inward and not outward; to say yes to building compact, walkable, affordable, transit oriented communities; and to say no to grossly tall, dense buildings that warehouse people and diminish aspects of community.

D. Crombie responded to questions of the Committee.

5.6 Elizabeth Stocking on behalf of The National Farmers Union Ontario Local 345, re: Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)

Elizabeth Stocking, participating electronically, appeared on behalf of the National Farmers Union - Ontario Local 345, regarding Report #2022-P-11 of the Commissioner of Planning and Economic Development.

E. Stocking advised that the National Farmers Union – Ontario is an accredited farm organization representing thousands of sustainable family farmers in Ontario and has advocated for farm families across Ontario and Canada since 1969. She also advised that they believe strongly in the importance of responsible

development, smart densification and realization of complete communities in existing built-up areas, and the preservation of all prime farmland, and lands zoned rural and agricultural that are in agricultural use.

E. Stocking further advised that the National Farmers Union – Ontario does not view any of the proposed scenarios as adequate in supporting the growth of responsible density and complete communities; however, they most support Scenario 5, which supports a model in which no urban boundary expansion is needed for future housing growth. She stated that they urge the Region to push forward a modified Scenario 5 in which:

- The minimum permitted density of development for all existing Designated Greenfield Areas (DGAs) is increased to 90 people and jobs per hectare;
- The number of townhomes, semi-detached homes and detached secondary units (such as garden suites and laneway homes) is substantially increased in existing built-up areas; and
- Excess DGA is reallocated as Employment Area Land and significantly increases job density of Employment Area Land by supporting multi-story warehouse and distribution facilities and planning for job-dense types of employment.

E. Stocking stated that developing on prime farmland will have disastrous long-term effects on the local and provincial economy. She also stated that the Greater Golden Horseshoe is home to one of North America's largest agricultural and agri-food industry clusters, with a unique diversity of primary farm production, food processing, food service, food distribution and retail that represents the fastest growing employment sector in Ontario. She further stated that the lack of firm urban boundaries has led to immense amounts of land speculation by developers on farmland and this has the effect of driving the prices of farmland up and barring new and young farmers from entering into farming as a career.

E. Stocking also advised that they urge Durham Region to extend greenbelt protection to the Carruthers Headwaters in its entirety and to remove policy directions in the Envision Durham project that supports development of an airport or aerospace project in North Pickering. She stated that Pickering Council's endorsement of a request to initiate a Ministerial Zoning Order for a 4,000 acre development at the headwaters of the Carruthers Creek endangers residents and ecosystems downstream from the proposed development.

E. Stocking further advised that only 0.5 percent of Canada's agricultural soil is classified as Class 1, and about half of the entire country's Class 1 soil is found in Ontario. She stated that a critical question you need to ask is does it make sense to open up farmland to developers who don't know how to feed themselves or their community in order to build housing for more people who are unable to feed themselves or does it make more sense to ensure we keep it in the hands of farmers that can feed themselves and their communities.

5.7 Mike Borie, Pickering resident, re: Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)

Mike Borie, participating electronically, appeared regarding Report #2022-P-11 of the Commissioner of Planning and Economic Development.

M. Borie requested that the Planning & Economic Development Committee vote for no new land for housing and employment lands. He asked the Committee to maximize the growth areas we already have and to hold the urban boundary where it is today for at least 10 years. He advised that his request is based on the following realities:

- There is tremendous uncertainty about the build-out of the Seaton DGA and the pace to date has been slow.
- There are more questions than answers about wastewater servicing costs and capacity at the Duffins Creek Water Pollution Control Plant, which Phase 2 of Seaton will depend on.
- That downstream Ajax is vulnerable to flooding if upstream Carruthers Headwaters is urbanized, and the cost to create manmade stormwater controls will be exorbitant.
- That affordable housing is most achievable if built on existing infrastructure networks.
- That for Durham to have a chance at complete communities we have to invite future neighbours into mature areas with very low densities.
- That agriculture contributes to our economy through goods and ecosystem services and prime agricultural areas are not lands-in-waiting for development.
- That natural assets are sequestering carbon for free, and we need more of them in service to the climate crisis.

M. Borie questioned why take the risk on so much new land and why give 30 years of control and regional power away today when it's not absolutely necessary. He also questioned whether consuming these vast natural areas will have zero impact on our ability to mitigate climate change, will increase housing affordability, or will have a measurable impact on our food security.

M. Borie stated that there is plenty of land already designated for growth for the next ten years and more. He also stated evidence suggests that you don't need an urban boundary expansion before 2051, you can safely make that decision knowing you can correct it at the next Municipal Comprehensive Review if more accurate information becomes available. However, if you unnecessarily expand the urban boundary and subsequent information makes it clear that you shouldn't have, you can't take the land back. He further stated that the consequence is unnecessary and irreversible sprawl for present and future taxpayers to pay for.

M. Borie responded to questions of the Committee.

5.8 Helen Brenner, Pickering resident, re: Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)

Helen Brenner, participating electronically, appeared regarding Report #2022-P-11 of the Commissioner of Planning and Economic Development.

H. Brenner stated that there has never been a time when land use decisions have been as critical as today. She also stated that on April 4th, the UN Intergovernmental Panel on Climate Change warned that government inaction on Green House Gas targets around the globe means that unless we act now the world is on a fast track to disaster and scientists are declaring it's now or never to limit planetary warming to 1.5 degrees.

H. Brenner further stated that today municipalities across the Greater Golden Horseshoe are making critical decisions that could lock in 156,000 acres for development over the next 30 years. She also stated that in Durham, the fate of about 17,000 acres sits in the hands of this Regional Government and at risk are watersheds, prime agricultural lands, and natural assets. She stated that we are at a critical fork in the road, and that the time for business-as-usual decisions is over. She also stated Committee members need to be courageous, innovative and bold.

H. Brenner further advised that the Region has received over 300 letters from concerned residents asking it to reject sprawl and that the community of voices is asking the Region to adopt a Land Needs Scenario that embraces sustainable development goals and smart planning principles that allows the Region to welcome the next 30 years' worth of new citizens within our existing urban boundaries. She stated that this investment in current neighbourhoods and designated growth area will efficiently use the lands we already have available. She also stated that by growing inwards first and planning for gentle density within the built-up area and maximizing density of designated growth areas, we can accelerate housing affordability with a diverse blend of smaller yet attractive missing middle housing forms. She further stated that taking this approach will result in excess community area land within the existing designated greenfield that could be reallocated to the employment area land. She also stated that it will be important to significantly increase the employment area land densities by requiring land efficient building forms and planning for more job dense types of employment. She added that through gentle intensification we can transition to complete communities.

H. Brenner requested that Durham Region provide all decision makers and citizens with both the financial cost and the financial cost of climate change mitigation, associated with each of the seven land needs scenarios before any decisions are made to expand beyond existing urban boundaries. She concluded by referencing the Durham Region Climate Change Emergency Declaration and stating that we must all acknowledge that there is now no margin for error in the land use decisions we make today.

5.9 Peter Cohen re: Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)

Peter Cohen, participating electronically, appeared regarding Report #2022-P-11 of the Commissioner of Planning and Economic Development.

P. Cohen advised that it has been just over two years since Durham Region declared a climate emergency and he stated that this declaration recognized that climate action was within the Region's best interest. He also stated that in declaring a climate emergency, the Region promised to act on the climate crisis with the type of decisive action that an emergency demands.

P. Cohen further advised that according to the Alternative Land Need Scenario Assessment Summary Report, Scenario 5 is the only scenario that fulfills Principle 4. He stated that this priority is not optional if you are uncomfortable with the thought of all of our current problems getting worse. He also stated that right now the world is struggling to accommodate and support refugees and there are currently around 85 million people who have been forcibly displaced. He further stated that the climate crisis threatens to displace 1.2 billion people by 2050 and rising sea levels alone could displace up to 2 billion people by 2100.

P. Cohen also advised that we are struggling with food insecurity and in 2018 the Durham Region Health Department found that 12% of households reported experiencing food insecurity. He stated that the Intergovernmental Panel on Climate Change found that climate change could cause the price of food to rise by up to 30% by 2050 and it could further reduce food yield due to rising temperatures and more frequent droughts. He also stated that the higher temperatures get, the more cases we'll see of vector borne disease and the CDC says three out of four new or emerging infectious diseases in humans come from animals. He added that the destruction of habitat increases the risks of this happening as wild animals are forced to live closer to humans.

P. Cohen referenced a recent Toronto Star article and he stated that according to the National Bank of Canada, the Canadian housing market is the least affordable it has been since the 1990s. He also stated that according to the Ontario Real Estate Association, nearly half of prospective home buyers under 45 have considered or are considering moving out of Ontario due to housing affordability. He added that his generation cannot afford to live in a single family detached house and need higher density housing.

P. Cohen concluded by stating that Scenario 5 means reducing the amount of people vulnerable to displacement, avoiding further food insecurity, reducing risk of disease, and making sure people can afford to live here. He added it is the best option for climate change and affordability.

- 5.10 Phil Pothen, Ontario Environment Program Manager, Environmental Defence, re: Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)
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Phil Pothen, participating electronically, appeared regarding Report #2022-P-11 of the Commissioner of Planning and Economic Development.

P. Pothen stated that the correct choice would be for Durham Region to vote for a modified Scenario 5 that increases the minimum permitted density of development for all existing Designated Greenfield Areas to 90 people and jobs per hectare; reallocates the excess Community Area land to Employment Area land; and increases the planned Employment Area land densities by requiring land efficient forms of development.

P. Pothen advised that he is most concerned about the adoption of any scenario that would extend the settlement area boundary more than is provided in Scenario 4. He stated that there is no plausible way to pursue Scenarios 1, 2 or 3 that is compatible with Durham Region's environmental obligations. He also stated that even Scenario 4 falls somewhat short and that there is no amount of green building standards or electric vehicles that will change that.

P. Pothen stated that for climate change we need the 90 people and jobs per hectare to shift most trips into transit and active transportation. He also stated that Durham has to reduce the number of trips that rely on private automobiles. He further stated that there is not a way to convert farmland into residential and industrial land without destroying the habitat values of the wetlands that are left over. He added that it is not possible to maintain the water temperatures required for species in the tributaries.

P. Pothen referenced policy 1.1.3.8 of the Provincial Policy Statement, 2020, and he stated that Councils are legally obliged to error on the side of no settlement area boundary expansion and they are prohibited from any boundary expansion that is beyond what is demonstrated to be necessary to accommodate growth and market demand. He also stated that in light of Bill 109 this is not just a technical issue, and his organization regularly intervenes and launches appeals.

P. Pothen further stated that there is an error in terminology that has caused a vast overestimation of the amount of land that is estimated to be required for all of the growth scenarios. He also stated that it is possible to hit the density of 90 people and jobs per hectare relying entirely on single and semi-detached homes, as long as they are built efficiently, modestly and intelligently, without too much parking.

Moved by Councillor Joe Neal, Seconded by Councillor Lee,

(38) That P. Pothen be granted a one-time two-minute extension to finish his delegation.

CARRIED

P. Pothen advised that staff use the terminology low density, medium density and high density, housing types. He stated that the Region is legally required to plan for three main categories: single and semi-detached homes; townhomes; and apartments. He also stated that there is no connection between the housing type that assumes it has a low population density. He further stated that it is assumed that people move to Durham, Halton or York Regions because they want car dependent lifestyles. He also advised that they have done polling and residents tell them they were pushed into Durham because they were priced out of other neighbourhoods and they wanted to live in walkable, transit supportive neighbourhoods with single and detached homes.

P. Pothen responded to questions of the Committee.

5.11 Mark Jacobs, The Biglieri Group, re: Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)

Mark Jacobs, participating electronically, appeared on behalf of Marshall Harding, 2722228 Ontario Corp., Dellray Group of Companies, 2439648 Ontario Inc, and 2298 Hwy 2 Inc., regarding Report #2022-P-11 of the Commissioner of Planning and Economic Development.

M. Jacobs advised that their clients have lands in Oshawa, Pickering, Whitby and Clarington, and settlement area boundary expansion requests have been submitted as part of the Envision Durham process.

M. Jacobs thanked Regional staff and he advised that they are in support of the modified Scenario 2 for Community Area lands presented by BILD. He stated that a modified scenario 2 will increase the share of medium density, secondary units, and missing middle development throughout the built-up areas and designated greenfield areas. He also stated that a modified Scenario 2 allows for greater flexibility for local municipalities and to respond to market needs. He added that a modified scenario 2 will increase the intensification within the built-up area to meet the Growth Plan minimum intensification target of 50% and meet the Growth Plan minimum designated greenfield area density of 50 people and jobs per hectare. He also advised that a modified Scenario 2 is consistent with resolutions passed by the Councils of the City of Pickering and City of Oshawa.

M. Jacobs responded to questions of the Committee.

5.12 Kathleen Ffolliott, Whitby resident, re: Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)

Kathleen Ffolliott participating electronically, appeared regarding Report #2022-P-11 of the Commissioner of Planning and Economic Development.

K. Ffolliott requested that the Planning & Economic Development Committee endorse Scenario 5 and a zero boundary expansion in both community and

employment land as part of the Municipal Comprehensive Review. She stated that Scenario 4 for community lands and Scenario 2 for Employment lands fall short in realizing the mandates of the Region's own growth plan. She also stated that planning for sprawl by expanding urban boundaries goes against the mandate to manage future growth, protect the environment, ensure residents' well-being, and attract and keep businesses. She further stated that fiscal management requires the Region to consider the costs of sprawling outside our urban boundaries. She added that other communities have found calculating the costs of sprawl versus infill intensification very revealing and she stated that the Committee and taxpayers deserve to know the true cost of sprawl before Regional Council commits to any expansion of urban boundaries.

K. Ffolliott also stated that during the course of this planning exercise, she's noticed that what is coming out of most municipalities is a lack of understanding of the fact that this exercise is regional in scope. She further stated that this exercise is establishing how our Region intends to grow overall and how the growth will be distributed will be decided later. She also stated that there is no need to assume that the only options are sprawl or tall. She added that the Region can accommodate new growth within existing urban boundaries, and through gentle intensification, can establish mixed-use neighbourhoods and create livable, complete communities.

K. Ffolliott further stated that planning for and enabling uncontrolled sprawl in a climate crisis is irresponsible. She also stated that opening up land now for 30 years of possible future growth goes against the Region's sustainability goals and climate commitments. She further stated that the Region should not be giving up Class 1 farmland to low-density housing or to businesses with huge footprints and few actual jobs, and that land outside our urban boundaries has a vital role to feed us, prevent flooding, sequester carbon, clean our air and water, and more. She added that Scenario 5 would help the Region reduce GHG emissions.

K. Ffolliott concluded by urging the Planning & Economic Development Committee to endorse Scenario 5. She stated that the Region has an opportunity to prioritize building complete communities by establishing a minimum target of 80 people and jobs per hectare so walkable, bikeable, transit-oriented communities are possible.

5.13 Max Lysyk re: Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)

Max Lysyk, participating electronically, appeared regarding Report #2022-P-11 of the Commissioner of Planning and Economic Development.

M. Lysyk advised that he is an Oshawa resident, and his family has a business in the development industry which has been primarily focused on intensification and infill development in the City of Oshawa and Town of Whitby.

M. Lysyk requested that the Planning & Economic Development Committee consider a modified Scenario 2 as presented by BILD and he presented some the challenges they have experienced with intensification, including meeting the Growth Plan target of 50%; securing land; municipal infrastructure capacity; and ownership.

M. Lysyk outlined reasons why he believes the BILD modified Scenario 2 is best, including that most land located on the outskirts of the existing urban boundary are ready for development and ready for a partnership between landowners and municipalities. He also stated that Durham Region is a leading force in farming and vertical farming and can push for that in new employment areas. He further stated that infrastructure within the existing urban boundary has already planned for future growth.

M. Lysyk concluded by urging the Planning & Economic Development Committee to endorse BILD modified Scenario 2 in order to ensure that the Region can meet the Growth Plan targets set out to 2051.

5.14 Alyssa Scanga, Whitby resident, re: Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)

Alyssa Scanga, participating electronically, appeared regarding Report #2022-P-11 of the Commissioner of Planning and Economic Development.

A. Scanga advised that she supports Scenario 5 as she believes it is the best option for both the community and the planet. She stated that in January 2020, Durham Region declared a climate emergency and acknowledged that climate change is the biggest existential threat of our time and promised to act. She also stated that Envision Durham sets the tone for the next several decades in Durham Region and the buildings we build today will exist for at least 70 years.

A. Scanga further advised that the recent IPCC report makes it clear that this is a crucial moment to reduce the expected casualties. She stated that it is more difficult and expensive to retrofit things for sustainability than to do it from the outset and if we don't prioritize climate now, we will have already lost and will lose so much.

A. Scanga stated that it appears to her that Scenario 5's perceived weakness is that many of the high density units will not be needed because the demand will not be there. She advised that she disagrees, and she also stated that there is a huge demand for housing in Durham. She also advised that Scenario 5 does not represent the elimination of low-density units, as 20% of new units would be low-density and by 2051 low-density would represent almost half of Durham's total unit mix. She further stated that Scenario 5 demonstrates a better balance between low-density, medium-density and high-density units than any other scenario. She added that the public ranked Scenario 5 as their top choice on the consultation survey and the Region's Advisory Committees recommended it as

well. She also stated that the focus on more efficient land use would also support transit-oriented communities.

A. Scanga concluded by stating that Scenario 5 does not require any new Community Area land, allowing the Region to avoid urban sprawl. She advised that this means less destruction of habitats and less loss of biodiversity. She also stated that this decision cannot be made without considering the climate first and foremost. She added that this is a crisis and we have a responsibility to be brave and take bold strides to fight for a liveable future.

6. Presentations

- 6.1 Brian Bridgeman, Commissioner of Planning and Economic Development, Gary Muller, Director of Planning, and Melanie Hare, Urban Strategies, re: Envision Durham – Growth Management Study Land Need Assessment - Staff Recommendation on Land Need Scenarios (2022-P-11)
-

This item was considered earlier in the meeting. Refer to pages 4 and 5 of these minutes.

7. Planning

7.1 Correspondence

- A) Correspondence from Bart Hawkins, Bowmanville resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that Durham Regional Council support Scenario 5, with no expansion to current urban boundaries.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

(39) That the correspondence from Bart Hawkins, Bowmanville resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- B) Correspondence from David Steele, Pickering resident, requesting that the Planning & Economic Development Committee move the Durham Environmental Advisory Committee recommendation requesting that Regional Council support the inclusion of the Carruthers Creek Headwaters in the Greenbelt.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

(40) That the correspondence from David Steele, Pickering resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- C) Correspondence from Amanda Steinberg, Whitby resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (41) That the correspondence from Amanda Steinberg, Whitby resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- D) Correspondence from Alison Wilton, Oshawa resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (42) That the correspondence from Alison Wilton, Oshawa resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- E) Correspondence from Bogdan Lisiecki, Pickering resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (43) That the correspondence from Bogdan Lisiecki, Pickering resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- F) Correspondence from Conor Alexander, Oshawa resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,
(44) That the correspondence from Conor Alexander, Oshawa resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- G) Correspondence from Carmen Lishman, Pickering resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.

Moved by Councillor Kerr, Seconded by Councillor Lee,
(45) That the correspondence from Carmen Lishman, Pickering resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- H) Correspondence from Darrah Barry, Oshawa resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.

Moved by Councillor Kerr, Seconded by Councillor Lee,
(46) That the correspondence from Darrah Barry, Oshawa resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- I) Correspondence from Deborah Gilchrist, Toronto resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.

Moved by Councillor Kerr, Seconded by Councillor Lee,
(47) That the correspondence from Deborah Gilchrist, Toronto resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- J) Correspondence from Dianne Shular, Scarborough resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (48) That the correspondence from Dianne Shular, Scarborough resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- K) Correspondence from Jacob Cameron, Oshawa resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (49) That the correspondence from Jacob Cameron, Oshawa resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- L) Correspondence from Joseph Caruso, Pickering resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (50) That the correspondence from Joseph Caruso, Pickering resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- M) Correspondence from Jenni LeForestier, Caledon resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,
(51) That the correspondence from Jenni LeForestier, Caledon resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- N) Correspondence from John Nemeth, Ajax resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.

Moved by Councillor Kerr, Seconded by Councillor Lee,
(52) That the correspondence from John Nemeth, Ajax resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- O) Correspondence from Janet Snetsinger, Whitby resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.

Moved by Councillor Kerr, Seconded by Councillor Lee,
(53) That the correspondence from Janet Snetsinger, Whitby resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- P) Correspondence from Lesley Cameron, Oshawa resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.

Moved by Councillor Kerr, Seconded by Councillor Lee,
(54) That the correspondence from Lesley Cameron, Oshawa resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- Q) Correspondence from Lynn Jacklin, Whitby resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (55) That the correspondence from Lynn Jacklin, Whitby resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- R) Correspondence from Linda Power, Oshawa resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (56) That the correspondence from Linda Power, Oshawa resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- S) Correspondence from Lumbo Rose, Oshawa resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (57) That the correspondence from Lumbo Rose, Oshawa resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- T) Correspondence from Michael Measure, Executive Director, Birdsafe Building Consultant, FLAP Canada, regarding Envision Durham and expressing concern that he sees no mention of bird-building collisions in the latest recommendations under the Durham Regional Official Plan. He recommends that Durham Region add bird collision mitigation measures into the Official Plan.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,
(58) That the correspondence from Michael Mesure, Executive Director, Birdsafe Building Consultant, FLAP Canada, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- U) Correspondence from Meaghan Orlinski, Hampton resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.

Moved by Councillor Kerr, Seconded by Councillor Lee,
(59) That the correspondence from Meaghan Orlinski, Hampton resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- V) Correspondence from Nancy Logan, Pickering resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary and stop the 413.

Moved by Councillor Kerr, Seconded by Councillor Lee,
(60) That the correspondence from Nancy Logan, Pickering resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- W) Correspondence from Nancy Niklas, Ajax resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.

Moved by Councillor Kerr, Seconded by Councillor Lee,
(61) That the correspondence from Nancy Niklas, Ajax resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- X) Correspondence from Roberto Ventrillon, Ajax resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and prioritize zero boundary expansion for community and employment land needs. He states that we need rezoning of existing urban areas in order to incentive redevelopment, no more sprawl. When the farmlands are gone these are gone for good.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (62) That the correspondence from Roberto Ventrillon, Ajax resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- Y) Correspondence from Samantha Huisbrink, Oshawa resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region's new homes and workplaces within the existing Settlement Area Boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (63) That the correspondence from Samantha Huisbrink, Oshawa resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- Z) Correspondence from Sanjin Zeco, Bowmanville resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region's new homes and workplaces within the existing Settlement Area Boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (64) That the correspondence from Sanjin Zeco, Bowmanville resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- AA) Correspondence from Claire Malcolmson, Executive Director, Rescue Lake Simcoe Coalition, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and advising that the Rescue Lake Simcoe Coalition supports Scenario 5.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (65) That the correspondence from Claire Malcolmson, Executive Director, Rescue Lake Simcoe Coalition, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- BB) Correspondence from Paula Tenuta, SVP, Policy & Advocacy, BILD, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and advising the BILD does not support the staff recommendation. BILD is recommending that Regional staff be directed to proceed with a draft Regional Official Plan amendment based on a modified Scenario 2 with a unit mix consisting of 33% low density units, 38% medium density units, and 29% high density units; an intensification rate of 50%; an overall Designated Greenfield Area Density target of 57 people and jobs per hectare; and an additional New Community Area Land Need of 2,500 hectares (6,178 acres).
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (66) That the correspondence from Paula Tenuta, SVP, Policy & Advocacy, BILD, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- CC) Correspondence from J.A. Clark, regarding Envision Durham and recommending the following:

1. Upgrade the western Type “C” road (N.S. 2) to a Type B so that it functions as a bypass; do not locate schools on this road; and create a seamless transition from the 407 and Howden.
 2. Downgrade the eastern Type “C” road (N.S. 1) to a Collector and shift it further east away from the cluster of heritage properties at Grass Grove Lane.
 3. Expand the Special Policy Area (SPA) and strengthen its heritage protections: north on Simcoe to Howden, south to the intersection with E.W. 2/3, and east and west to Ritson and Thornton (or at least to the intersections with N.S. 1 and N.S. 2.).
 4. Move the Mixed-Use Nodes further from the SPA, OR spread this use over the entire SPA/village area in the form of a “Hamlet Commercial” or “Mixed Use Heritage Main Street” area.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (67) That the correspondence from J.A. Clark, be referred to staff for consideration as part of the Envision Durham process.

CARRIED

- DD) Correspondence from Mike Borie, Pickering resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and forwarding the YouTube video “Don’t let the Province of Ontario Pave our Future”.

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (68) That the correspondence from Mike Borie, Pickering resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- EE) Correspondence from Mike Borie, Pickering resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and forwarding a letter to the durhamregion.com from Helen Brenner.

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (69) That the correspondence from Mike Borie, Pickering resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- FF) Correspondence from Barbara Neshevich, Oshawa resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (70) That the correspondence from Barbara Neshevich, Oshawa resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- GG) Correspondence from Christina Heinze, Oshawa resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (71) That the correspondence from Christina Heinze, Oshawa resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- HH) Correspondence from Mary-Anne O'Connor, Port Perry resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region's new homes and workplaces within the existing Settlement Area Boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (72) That the correspondence from Mary-Anne O'Connor, Port Perry resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- II) Correspondence from Nell Cross, Ajax resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region's new homes and workplaces within the existing Settlement Area Boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (73) That the correspondence from Nell Cross, Ajax resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- JJ) Correspondence from Mary Drummond, Chair, Durham Food Policy Council, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee support Community Area Scenario 5: "Emphasis on higher densities and intensification beyond minimum Growth Plan targets" and support designating no new land for employment purposes.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (74) That the correspondence from Mary Drummond, Chair, Durham Food Policy Council, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- KK) Correspondence from Mary Delaney, Chair, Land Over Landings, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee choose Scenario 5 for housing and reject both of the employment area scenarios. They urge the Planning & Economic Development Committee to vote for no expansion of the urban boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,
(75) That the correspondence from Mary Delaney, Chair, Land Over Landings, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

LL) Correspondence from Steve Parish, Ajax resident and former Mayor of Ajax, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting Regional Council support Scenario 5 and no urban boundary expansion.

Moved by Councillor Kerr, Seconded by Councillor Lee,
(76) That the correspondence from Steve Parish, Ajax resident and former Mayor of Ajax, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

MM) Correspondence from Ed Beach, President, Durham Region Federation of Agriculture, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee consider the importance of the agri-food sector in Durham and that any further urban expansion be directed upwards and not out onto lands that are a finite food producing resource.

Moved by Councillor Kerr, Seconded by Councillor Lee,
(77) That the correspondence from Ed Beach, President, Durham Region Federation of Agriculture, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

NN) Correspondence from Barbara Sternberg, Brechin resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and writing in support of no sprawl and no extension of urban boundaries.

Moved by Councillor Kerr, Seconded by Councillor Lee,
(78) That the correspondence from Barbara Sternberg, Brechin resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

OO) Correspondence from Tammy Atkinson, Oshawa resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee pick Scenario 5.

Moved by Councillor Kerr, Seconded by Councillor Lee,
(79) That the correspondence from Tammy Atkinson, Oshawa resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

PP) Correspondence from Linda Gasser, Whitby resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee not support the staff recommendation of Scenario 4 and please support Scenario 5.

Moved by Councillor Kerr, Seconded by Councillor Lee,
(80) That the correspondence from Linda Gasser, Whitby resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

QQ) Correspondence from Leigh Paulseth, Ajax resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee adopt a hard zero urban boundary expansion for community and employment lands for Durham. She asks that the Planning & Economic Development Committee reject the staff recommendation to adopt Scenario 4 for community lands and Scenario 2 for employment lands and instead adopt no urban boundary expansion for community and employment lands.

Moved by Councillor Kerr, Seconded by Councillor Lee,
(81) That the correspondence from Leigh Paulseth, Ajax resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

RR) Correspondence from Cindy Poon, Pickering resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region's new homes and workplaces within the existing Settlement Area Boundary.

Moved by Councillor Kerr, Seconded by Councillor Lee,
(82) That the correspondence from Cindy Poon, Pickering resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- SS) Correspondence from Deborah Gilchrist, Toronto resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (83) That the correspondence from Deborah Gilchrist, Toronto resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- TT) Correspondence from E. McMorrow, Whitby resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (84) That the correspondence from E. McMorrow, Whitby resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- UU) Correspondence from George Oxenholm, Ajax resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (85) That the correspondence from George Oxenholm, Ajax resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- VV) Correspondence from Jen O’Leary, Pickering resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,
(86) That the correspondence from Jen O'Leary, Pickering resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

WW) Correspondence from Leanne Cowsn, Ajax resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region's new homes and workplaces within the existing Settlement Area Boundary.

Moved by Councillor Kerr, Seconded by Councillor Lee,
(87) That the correspondence from Leanne Cowsn, Ajax resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

XX) Correspondence from Lynn Laflamme, Pickering resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region's new homes and workplaces within the existing Settlement Area Boundary.

Moved by Councillor Kerr, Seconded by Councillor Lee,
(88) That the correspondence from Lynn Laflamme, Pickering resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

YY) Correspondence from Mili Roy, Mississauga resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region's new homes and workplaces within the existing Settlement Area Boundary.

Moved by Councillor Kerr, Seconded by Councillor Lee,
(89) That the correspondence from Mili Roy, Mississauga resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- ZZ) Correspondence from Oliver Rohn, Pickering resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (90) That the correspondence from Oliver Rohn, Pickering resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- AAA) Correspondence from Ronald Van De Walker, Oshawa resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (91) That the correspondence from Ronald Van De Walker, Oshawa resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- BBB) Correspondence from Correspondence from Meaghan Harrington, Manager, Policy, City of Oshawa, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and advising that at their meeting held on April 25, 2022, Oshawa City Council adopted the following recommendation:

“That pursuant to Report DS-22-76, dated April 6, 2022, City Council endorse Scenario 2A as submitted by the Columbus Developers Group as Item DS-22-90 as the City's recommended scenario on the Alternative Land Need Scenarios Report prepared by the Region of Durham as part of the Envision Durham the Municipal Comprehensive Review of the Durham Region Official Plan.”

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (92) That the correspondence from Meaghan Harrington, Manager, Policy, City of Oshawa, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

The Committee recessed at 2:07 PM and reconvened at 2:46 PM.

Following the recess, the Clerk conducted a roll call and all members of Committee were present.

7.2 Reports

A) Envision Durham – Growth Management Study Land Need Assessment – Staff Recommendation on Land Need Scenarios (2022-P-11)

Report #2022-P-11 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Staff and consultants responded to questions with respect to modified Scenario 2a; the time required to prepare population and employment forecasts, intensification targets, and designated greenfield area density targets for each municipality; the anticipated timeframe for completion of the Municipal Comprehensive Review; the amount of weight given to input from area municipal councils and the public; the consideration of written submissions; Scenario 5 and possible housing forms; current Regional Official Plan policies related to Northeast Pickering; settlement area boundary expansion policies of the Growth Plan; potential impacts on secondary plans; and potential impact on employment lands.

Discussion ensued with respect to the proposed amendment to endorse modified Scenario 2a; types of medium density development; public input received; planning for transit; and the staff recommendation to endorse Community Area Land Need Scenario 4.

Moved by Councillor Yamada, Seconded by Councillor Kerr,
(93) That we recommend to Council:

A) That Community Area Land Need Scenario 4 be endorsed, as follows:

- i) an intensification rate of 50%;
- ii) an overall Designated Greenfield Area density target of 60 people and jobs per hectare by 2051;
- iii) a unit mix consisting of 28% low density units, 28% medium density units, 41% high density units, and 3% secondary units;
- iv) an additional Community Area urban land need of **950 hectares (2,348 acres)**;

B) That Employment Area Land Need Scenario 2 be endorsed, as follows:

- i) a vacant Employment Area density target of 27 jobs per hectare;
- ii) an employment intensification rate of 20%;
- iii) an additional Employment Area urban land need of **1,171 hectares (2,894 acres)**;

- C) That future Regional Official Plan policies for the required settlement area boundary expansion area address sustainability practices to reduce greenhouse gas emissions, energy and water consumption, and waste generation through measures including;
- i) the phasing of new growth in any settlement area boundary expansion area be undertaken in an orderly and sequential manner;
 - ii) the establishment of multi-modal transportation opportunities, and active transportation facilities to encourage healthy and active living, and smart transportation technologies;
 - iii) implementation of measures to ensure communities are resilient to our changing climate through infrastructure, building, housing unit and community design and construction practices;
 - iv) the use of low-carbon and smart energy systems and technologies at the district scale or building-scale in these new areas;
 - v) protection and enhancement of the Regional Natural Heritage System; and
 - vi) providing strong connections between employment areas and community areas to contribute to economic sustainability;
- D) That staff be directed to proceed to Phase 2 of the Growth Management Study to identify, assess and consult on candidate locations for settlement area boundary expansion and report back following the completion of the consultation process; and
- E) That a copy of Report #2022-P-11 of the Commissioner of Planning and Economic Development be forwarded to Durham's area municipalities, Indigenous communities, conservation authorities, the Building Industry and Land Development Association (BILD), Durham Region Homebuilders Association, agencies and service providers that may have an interest in where and how long term growth in the region is being planned for (school boards, hospitals, utility providers, as specified in Appendix 2), the Ministry of Municipal Affairs and Housing, the Envision Durham Interested Parties List, and any persons that have made a submission for a settlement area boundary expansion request.

CARRIED AS AMENDED LATER IN THE
MEETING

(See Following Motions)

Moved by Councillor Yamada, Seconded by Councillor Kerr,

(94) That the foregoing main motion (93) of Councillors Yamada and Kerr be amended by deleting Part A) in its entirety and replacing it with the following new Part A):

- A) That a Community Area Land Need Scenario 2a with the greatest percentage of new residential growth through medium density units be prepared by staff as the basis for Phase 2 of the Growth Management Study and is endorsed as follows:
- i) an intensification rate of 50%;
 - ii) an overall designated Greenfield Area density target of 57 people and jobs per hectare by 2051;
 - iii) a unit mix generally consisting of 33% low density units, 38% medium density units, and 29% high density units;
 - iv) an additional Community Area urban land need generally consistent with the requirements of Scenario 2.
- CARRIED LATER IN THE MEETING
(See Following Motion)

Moved by Councillor Joe Neal, Seconded by Councillor Lee,

(95) That the foregoing main motion (93) and amending motion (94) of Councillors Yamada and Kerr be referred back to staff; and

That the Region of Durham be requested to release the population and employment forecasts, intensification targets, and designated greenfield area density targets allocated to each municipality prior to Regional Council selecting a Land Need Scenarios.

DEFEATED ON THE FOLLOWING
RECORDED VOTE:

Yes

Councillor Lee
Councillor Joe Neal

No

Councillor Grant
Regional Chair Henry
Councillor Highet
Councillor Kerr
Councillor Yamada
Chair Ryan

Members Absent: None

Declarations of Interest: None

The amending motion (94) of Councillors Yamada and Kerr was then put to a vote and CARRIED ON THE FOLLOWING RECORDED VOTE:

Yes

Councillor Grant
Regional Chair Henry
Councillor Kerr
Councillor Yamada
Chair Ryan

No

Councillor Hight
Councillor Lee
Councillor Joe Neal

Members Absent: None

Declarations of Interest: None

The main motion (93) of Councillors Yamada and Kerr was then put to a vote and CARRIED AS AMENDED, ON THE FOLLOWING RECORDED VOTE:

Yes

Councillor Grant
Regional Chair Henry
Councillor Kerr
Councillor Yamada
Chair Ryan

No

Councillor Hight
Councillor Lee
Councillor Joe Neal

Members Absent: None

Declarations of Interest: None

B) Durham Environmental Advisory Committee (DEAC) Membership Appointments (2022-P-12)

Report #2022-P-12 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Lee, Seconded by Councillor Grant,
(96) That we recommend to Council:

- A) That Muaz Nasir be appointed as the Town of Ajax's Area Municipal Representative to the Durham Environmental Advisory Committee;
- B) That the above-named citizen volunteer be advised of their appointment to the Durham Environmental Advisory Committee; and
- C) That a copy of Report #2022-P-12 of the Commissioner of Planning and Economic Development be forwarded to the area municipalities.

CARRIED

8. Economic Development

8.1 Correspondence

There were no communications to consider.

8.2 Reports

There were no Economic Development reports to consider.

9. Advisory Committee Resolutions

There were no advisory committee resolutions to be considered.

10. Confidential Matters

There were no confidential matters to be considered.

11. Other Business

There was no other business to be considered.

12. Date of Next Meeting

The next regularly scheduled Planning & Economic Development Committee meeting will be held on Tuesday, June 7, 2022 at 9:30 AM in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby.

13. Adjournment

Moved by Councillor Kerr, Seconded by Regional Chair Henry,
(97) That the meeting be adjourned.

CARRIED

The meeting adjourned at 3:49 PM

Respectfully submitted,

D. Ryan, Chair

T. Fraser, Committee Clerk